

## Housing in the Countryside 4

**Policy C 8****Extension of Residential Curtilages**

Extensions to existing residential curtilages will only be permitted where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public footpaths and on the amenity of local residents. Proposals will be considered where:

- i. It is required to provide parking in the interests of highway safety;
- ii. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.

Applications must be accompanied by details showing that:

- i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings.
- ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area.
- iii. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway.

**Supporting Text**

**4.61** There are many reasons why an individual might wish to extend the curtilage of their property. It could be to provide a larger garden, or provide off-street parking or garaging. Such changes even though minor in nature are not without potentially harmful effects. The inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens and garage spaces.

**4.62** The way the boundaries are treated has an impact. The erection of two metre high timber fences may be appropriate in an urban setting but, in a rural environment where many boundaries are marked out by simple post and rail fences or hedgerows, they can stand out in the landscape and would not be acceptable.

**Delivery and Monitoring - Countryside Policies**

The Housing in the Countryside policies will be delivered through the development management process. Further information on delivery indicators is set out in Section 6 (Monitoring and Delivery) of this DPD. This will be reported in the Council's AMR.